

2017
A-138
PREPARED BY: Trimmier, Atchison and Hayley, P.C., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: VANDA L. SPEEGLE, 615 HIGHWAY #55 SOUTH, STERRETT, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), JANET M. SMITH, A SINGLE WOMAN AND VANDA L. SPEEGLE, A SINGLE WOMAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, VANDA L. SPEEGLE, A SINGLE WOMAN (herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL I:

03
091
03
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE RUN NORTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 23.75 FEET TO A POINT IN THE CENTER LINE OF A DIRT ROAD; THENCE TURN LEFT 90 DEGREES 00 MINUTES AND RUN ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 249.65 FEET; THENCE TURN RIGHT 21 DEGREES 30 MINUTES AND CONTINUE ALONG CENTER LINE A DISTANCE OF 115.10 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 08 DEGREES 10 MINUTES AND CONTINUE ALONG CENTER LINE A DISTANCE OF 141.77 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES A DISTANCE OF 210 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES A DISTANCE OF 210 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES A DISTANCE OF 68.23 FEET TO THE POINT OF BEGINNING. ALSO, A 30 FOOT RIGHT OF WAY FROM THE ABOVE DESCRIBED PARCEL TO THE PUBLIC ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE RUN EAST ALONG THE SOUTHERLY PROPERTY LINE OF SAID PARCEL A DISTANCE OF 141 FEET; THENCE RIGHT 8 DEGREES 10 MINUTES A DISTANCE OF 115 FEET; THENCE LEFT 21 DEGREES 30 MINUTES A DISTANCE OF 1029 FEET; THENCE LEFT 65 DEGREES 30 MINUTES A DISTANCE OF 151 FEET; THENCE RIGHT 10 DEGREES 00 MINUTES A DISTANCE OF 131 FEET; THENCE RIGHT 09 DEGREES 00 MINUTES A DISTANCE OF 310 FEET; THENCE RIGHT 19 DEGREES 20 MINUTES A DISTANCE OF 130 FEET; THENCE RIGHT 11 DEGREES 50 MINUTES A DISTANCE OF 95 FEET; THENCE LEFT 39 DEGREES 50 MINUTES A DISTANCE OF 161 FEET; THENCE RIGHT 17 DEGREES 00 MINUTES A DISTANCE OF 332 FEET; THENCE RIGHT 26 DEGREES 30 MINUTES A DISTANCE OF 510 FEET TO THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY, HIGHWAY NO. 55; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II:

03
091
03
A PARCEL OR TRACT OF LAND SITUATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID 1/4-1/4 AS POINT OF BEGINNING; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 A DISTANCE OF 1,320.63 FEET TO THE NW CORNER OF SAID 1/4-1/4; THENCE TURN 90 DEGREES 28 MINUTES LEFT AND RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 A DISTANCE OF 873.41 FEET; THENCE TURN 79 DEGREES 20 MINUTES LEFT AND RUN 64.20 FEET; THENCE TURN 18 DEGREES 18 MINUTES RIGHT AND RUN 67.85 FEET; THENCE TURN 11 DEGREES 09 MINUTES RIGHT AND RUN 97.55 FEET; THENCE TURN 12 DEGREES 30 MINUTES LEFT AND RUN 111.18 FEET; THENCE TURN 9 DEGREES 36 MINUTES RIGHT AND RUN 185.24 FEET; THENCE TURN 41 DEGREES 52 MINUTES LEFT AND RUN 67.24 FEET; THENCE TURN 16 DEGREES 10 MINUTES RIGHT AND RUN 13.80 FEET; THENCE TURN 7 DEGREES 33 MINUTES RIGHT AND RUN 218.25 FEET; THENCE TURN 3 DEGREES 47 MINUTES LEFT AND RUN 188.67 FEET; THENCE TURN 7 DEGREES 06 MINUTES RIGHT AND RUN 86.79 FEET; THENCE TURN 21 DEGREES 36 MINUTES LEFT AND RUN 225.47 FEET TO THE EAST LINE OF SAID 1/4-1/4; THENCE TURN LEFT AND RUN NORTH ALONG SAID EAST LINE 1311 FEET TO THE NORTHEAST CORNER AND THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL III:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE PROCEED ALONG THE 1/4 SECTION LINE IN A WESTERLY DIRECTION 625 FEET TO AN IRON; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND PROCEED IN A SOUTHERLY DIRECTION 280 FEET TO AN IRON; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND PROCEED IN AN EASTERLY DIRECTION 625.00 FEET TO AN IRON; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES 42 MINUTES TO THE LEFT AND PROCEED IN A NORTHERLY DIRECTION 280.25 FEET TO AN IRON WHICH IS THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALL MINERAL AND MINING RIGHTS ARE ALSO CONVEYED ALONG WITH AN BASEMENT FOR A WATER LINE LOCATED 25 FEET FROM THE CENTERLINE OF THE EXISTING DIRT COUNTY MAINTAINED ROAD ACROSS THE PROPERTY DESCRIBED AS PARCEL III HEREIN ABOVE.

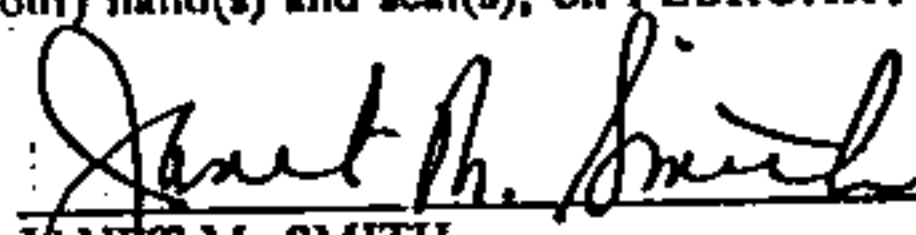
- (1) Subject to property taxes for the current year.
(2) Subject to easements, restrictions, covenants and conditions, if any.

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs and assigns, forever.

1537 Fieldstown Rd
Gardendale, AL
35017

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on FEBRUARY 13, 1992.


JANET M. SMITH


VANDA L. SPEEGLE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JANET M. SMITH, A SINGLE WOMAN AND VANDA L. SPEEGLE, A SINGLE WOMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on FEBRUARY 13, 1992.

My commission expires:

10/29/94


Notary Public

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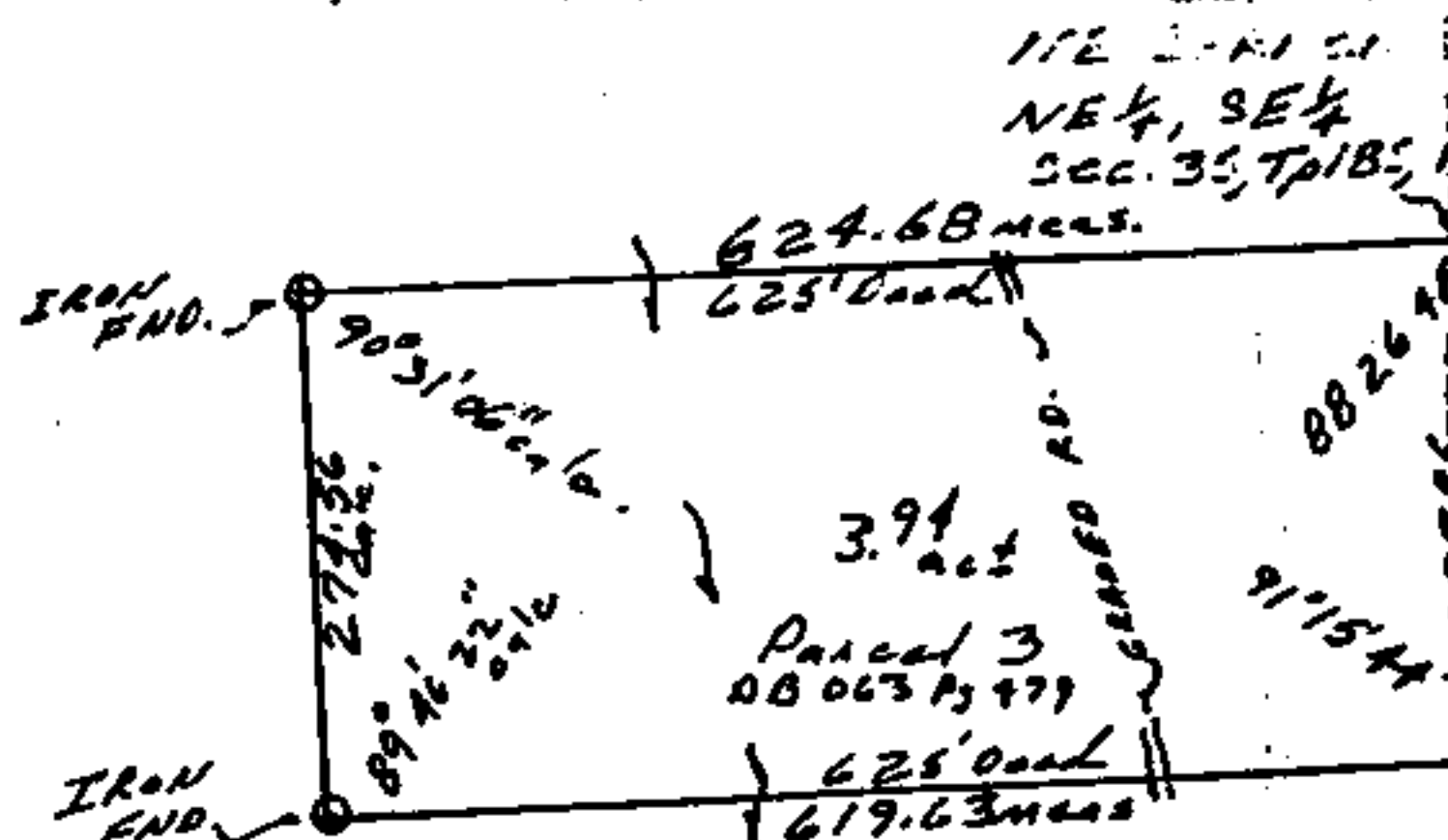
BOOK 397 PAGE 306

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

92 FEB 25 PM 12:04

JUDGE OF PROBATE

1. Deed Tax	17.00
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	26.00



STATE OF ALABAMA
SHELBY COUNTY

I, Charles A. Browne, a registered Land Surveyor in the State of Alabama, do hereby certify that the foregoing is a true and correct map or plat of a part of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East, and a part of the NE $\frac{1}{4}$, SE $\frac{1}{4}$ Section 35, Township 18 South, Range 1 East Shelby County Alabama. I further certify that there are no encroachments visible or known to me, except as shown, according to a survey completed by me this 20th day of March 1992, said survey made in accordance with the Minimum Technical Standards of surveying in the State of Alabama.

Parcel 2 Description

Commence at the Northeast corner of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ Sec. 36, Tp 18s, R 1 E. for point of beginning, thence run west along the north line of said $\frac{1}{4}$, $\frac{1}{4}$ 1318.67 feet, to the northwest corner of said $\frac{1}{4}$, $\frac{1}{4}$, thence angle left $90^{\circ} 26'$ and run south along the west line of said $\frac{1}{4}$, $\frac{1}{4}$, 873.41 ft. to a point in a graded roadway, thence angle left $79^{\circ} 20'$ and run along said road 64.2 feet, thence angle right $8^{\circ} 18'$ and run 67.85 feet, thence angle right $10^{\circ} 09' 40''$ and run 97.6 feet, thence angle left $12^{\circ} 30'$ and run 111.18 feet, thence angle right $9^{\circ} 36'$ and run 185.81 feet, thence angle left $41^{\circ} 52'$ and run 67.24 feet, thence angle right $16^{\circ} 10'$ and run 113.8 feet, thence angle right $10^{\circ} 01' 30''$ and run 218.25 feet, thence angle left $5^{\circ} 11' 30''$ and run 188.67 feet, thence angle right $7^{\circ} 06'$ and run 86.79 feet, thence angle left $22^{\circ} 38' 40''$ and run 225.5 feet to a point on the east line of said $\frac{1}{4}$, $\frac{1}{4}$, thence angle left $89^{\circ} 46' 47''$ and run north along said east line 1302.5 feet to point of beginning. Said parcel containing 34.73 acres more or less.

Parcel 3 Description

Commence at the Northeast corner of NE $\frac{1}{4}$, SE $\frac{1}{4}$ Sec. 35, Tp 18s R. 1 E for point of beginning. Thence run west along the north line of said $\frac{1}{4}$, $\frac{1}{4}$ 624.68 feet to an existing iron corner, thence angle left $89^{\circ} 28' 54''$ and run 274.56 feet to an existing iron corner, thence angle left $90^{\circ} 13' 38''$ and run 619.63 feet to an existing iron on the east line of said $\frac{1}{4}$, $\frac{1}{4}$ thence angle left $88^{\circ} 44' 16''$ and run north along said $\frac{1}{4}$, $\frac{1}{4}$ line 277.85' to point of beginning, said parcel containing 3.94 acres, more or less.

W Capped IRON FND

1318.67 meas
1320.63 deed.

NE CORNER
NW 1/4, SW 1/4
Sec. 36, T. 1 B. S. R. 1 E

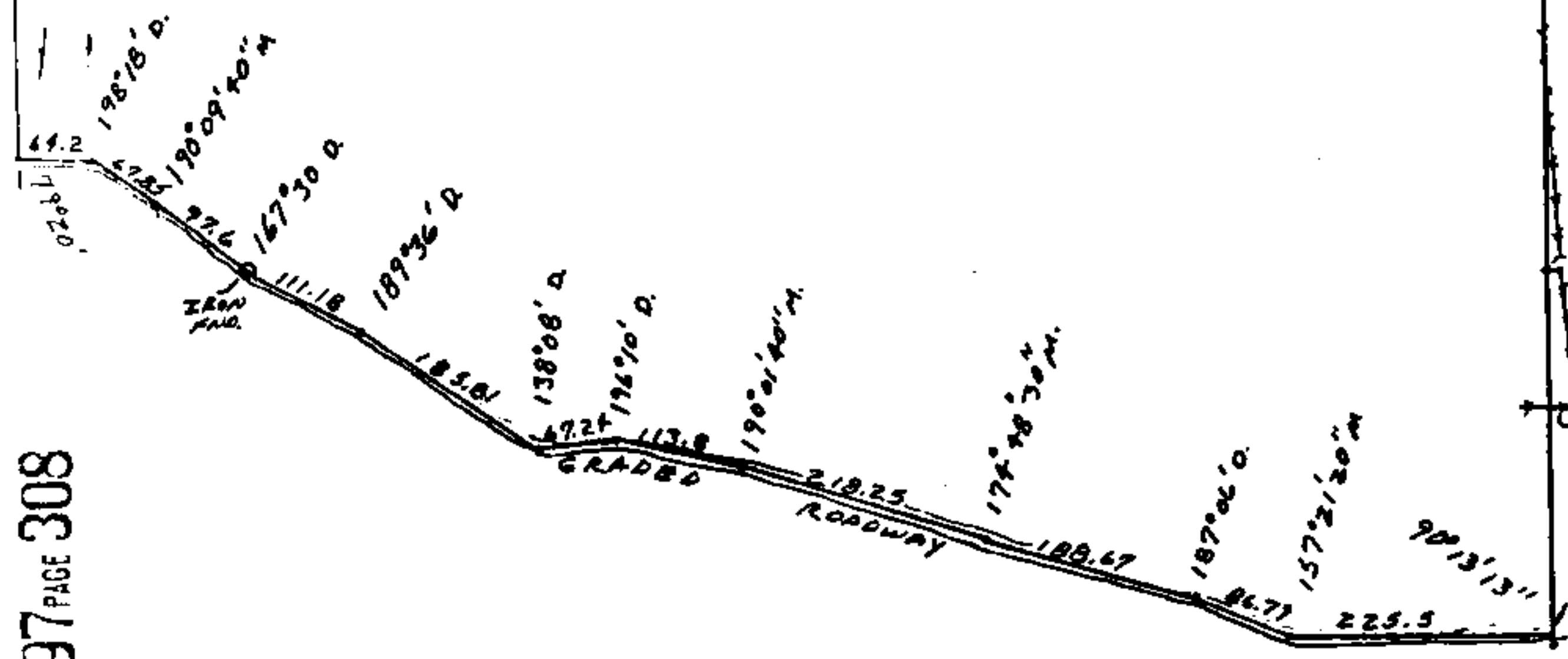
90° 23' 37"

IRON FND

34.73 ac±

Parcel 2 391
08 063 R 479 P 3

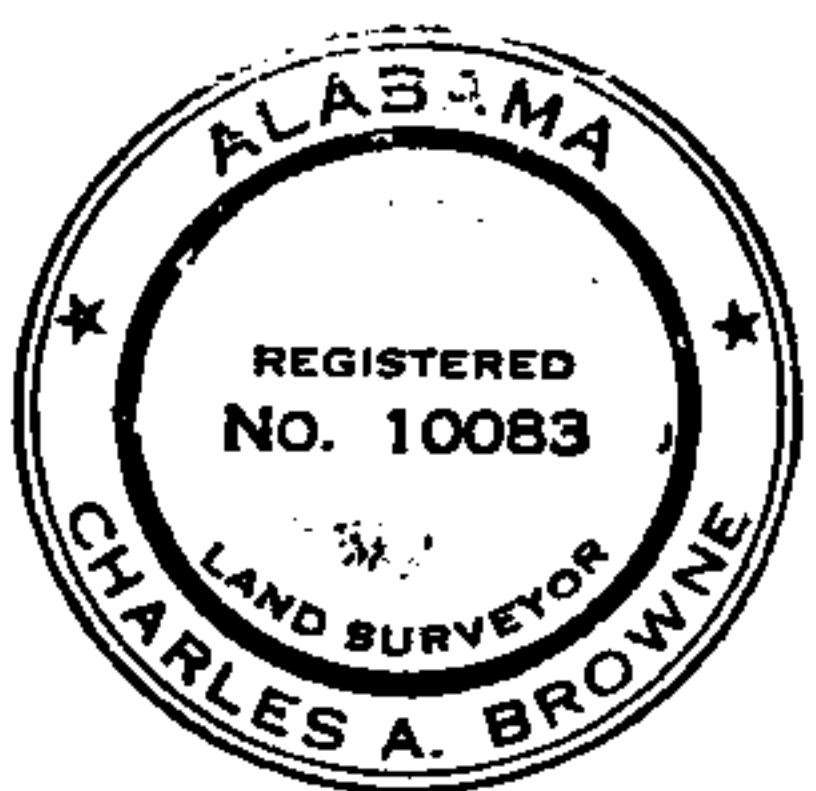
Scale 1"=200'



1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$ 10.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No. Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 25.00

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Charles A. Browne
Charles A. Browne
Al. Reg #10083 L. S.
415 Clairmont Avenue
Birmingham, Alabama 35222
Phone 595-5480



STATE OF ALABAMA
COUNTY OF ST. CLAIR
I CERTIFY THIS IS
A TRUE AND CORRECT
COPY OF THE
ORIGINAL
92 MAR 24 PM 12:35